RETURN TO:
SECURITY TITLE & ESCROW CO., LLC
5228 NORTH MAIN ST. UNIT 6
SPRING HILL, TN. 37174

(1)

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

KIM SWANNER
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $333,200.00

Affiant

Subscribed and sworn to before me, this 12 **day of** April, **2007.**

Notary Public
My commission expires: 5/23/2010

03-0703-34542

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Joe T. Warpool	Countrywide Home Loans	83-13-0-394
1506 Russell Street	P.O. Box 10219	
Nashville TN 37206	Van Nuys, CA 91410-0373	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Ben P. Shields, Jr., General Partner of Shields Rentals, L.P. and Ben P. Shields, Jr., Trustee of the Ben P. Shields Jr. Revocable Living Trust Agreement dated July 16, 1993, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Joe T. Warpool, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

> Land in Davidson County, Tennessee, being Lot No. 76 of Block "J", on the Plan of the Subdivision of the Lindsley Home Place, of record in Book 2, Page 92, Chancery Court for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Shields Rentals, L.P. by quitclaim deed from Ben P. Shields, Sr., Trustee of the Ben P. Shields, Sr. Revocable Liging Trust Agreement dated July 16, 1993, of record in Book 10326, Page 356, Register's Office for Davidson County, Tennessee.
>
> This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.
>
> This property is improved property known as 1506 Russell Street, Nashville, TN 37206

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Davidson County DEEDWARR
Recvd: 04/17/07 13:41 2 pgs
Fees:13.00 Taxes:1232.84
20070417-0045819

WITNESS my hand this 12th day of April, 2007.

Ben P. Shields, Jr., General Partner
Of Shields Rentals, L.P. and Ben P.
Shields, Jr., Trustee of the Ben P.
Shields, Jr. Revocable Living Trust
Agreement dated July 16, 1993

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Ben P. Shields, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is a General Partner of Shields Rentals, L.P., and that he is authorized by Shields Rentals, L.P. to execute this instrument on its behalf by himself as such General Partner.

Witness my hand in Nashville, TN, this 12th day of April, 2007.

Diane K. Mann
State of Tennessee at Large

DIANE K. MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TN

My Commission expires 02/22/09

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Ben P. Shields, Jr., Trustee of the Ben P. Shields Revocable Living Trust Agreement dated July 16, 1993 , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged he executed the within instrument for the purposes therein contained and in the capacity thereof.

Witness my hand in Nashville, TN, this 12th day of April, 2007.

Diane K. Mann
State of Tennessee at Large

DIANE K. MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TN

My Commission expires 02/22/09